HOUSING NOW

Trois-Rivières CMA

Canada Mortgage and Housing Corporation

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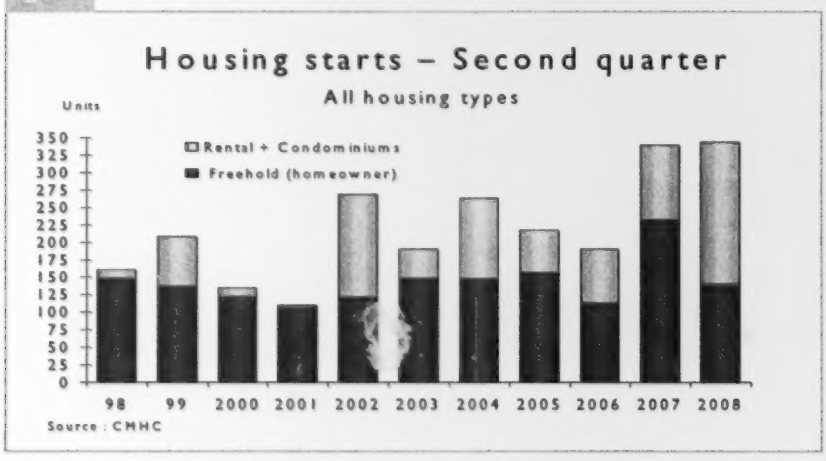
Trois-Rivières residential construction remains stable in the second quarter

Residential construction remained stable during the second quarter of 2008 in the Trois-Rivières census metropolitan area (CMA). According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts rose slightly by 1 per cent over the corresponding quarter in 2007. In all, 344 dwellings were started from April to June 2008, compared to 340 a year earlier. Residential construction therefore continued to show signs of strength in Trois-Rivières, as evidenced by the large number of starts enumerated in the area during the past quarter, setting a record for the last ten years.

Figure 1



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The high volume of starts registered during the second quarter of 2008 was attributable to the vigorous activity recorded in the rental housing segment. In fact, a significant number of rental dwellings were started in the CMA during the second quarter of 2008 (203 units, compared to 107 during the corresponding quarter in 2007). Like in recent years in the area, this market segment remained most active. The persistently tight rental market conditions in the Trois-Rivières CMA continue to stimulate rental housing construction, and although the vacancy rate rose slightly last fall, it remained low (1.5 per cent) and has now been below the 2-per-cent mark for five years. Conversely, the freehold home[1] segment registered a decrease of 40 per cent from the corresponding period in 2007.

The mid-year results were reflected in the activity observed on residential job sites during second quarter of 2008. In fact, from January to June 2008, foundations were laid for 530 dwellings, a volume similar to the level recorded for the first six months of 2007, when 539 starts had been enumerated. It should be noted that the total number of starts registered during the first two quarters of 2008 was well above the average of around 325 units for the last ten years. Once again, rental housing construction, which accounted for more than half of all starts (with 284 units, compared to 198 in 2007), was responsible for this high volume. Freehold home building, for its part, stood out with a decrease of 29 per cent. No condominium starts were registered, as was the case one year earlier.

In the agglomeration of Shawinigan, construction got under way on 83 homes during the first six months of the year, compared to 33 during the corresponding period in 2007. In La Tuque, 20 starts were enumerated from January to June of this year, a level contrasting with the result recorded for the first half of 2007, when no foundations had been laid. It is interesting to note that 17 of the 20 dwellings started this year are rental units intended for seniors.

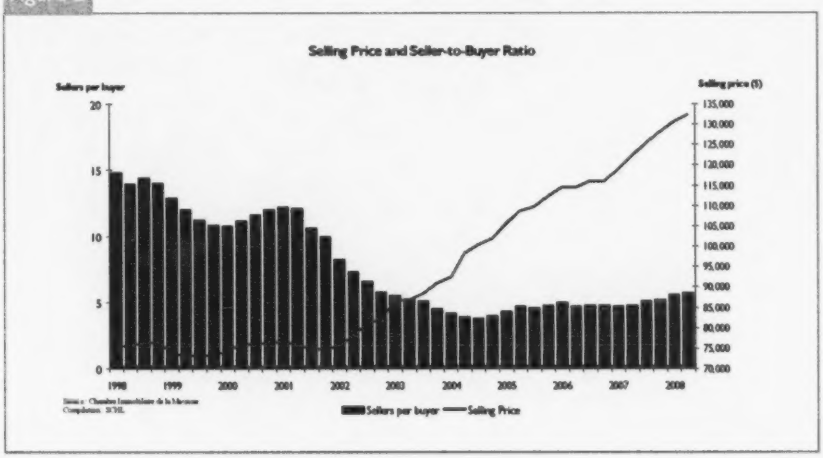
In all urban centres with 10,000 or more inhabitants across Quebec, 20,422 starts were enumerated during the first six months of 2008, for a gain of 4 per cent over the same period in 2007. A decrease in activity was registered in the Trois-Rivières CMA (-2 per cent), while increases were recorded in Sherbrooke (+3 per cent), Montréal (+4 per cent), Gatineau (+7 per cent), Saguenay (+9 per cent) and Québec (+12 per cent).

Sales bounce back in second quarter

After a rather gloomy first quarter for sales, the second quarter stood out with an increase in sales in the Trois-Rivières census metropolitan area (CMA). According to Service inter-agences/Multiple Listing Service® (S.I.A. / MLS) data, single-family[2] home sales[3] jumped by 15 per cent from April to June, compared to the same period in 2007. The onset of warmer weather, still favourable financing conditions, and a greater choice of houses on the market stimulated sales. In all, 300 properties changed hands compared to 260 in the second quarter a year ago.

On the supply side, listings continued to rise. Since reaching a low point in 2003, a year when homes for sale were rather scarce, listings have been steadily rising. At

Figure 2



[1] *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).*

[2] *Single-family houses include detached, semi-detached and row homes.*

[3] *Country homes, mobile homes, small farms and cottages are not included in the sales figures.*

the end of the second quarter, 445 houses had For Sale signs, almost twice as many as in 2003 (250). This growth in supply slightly drove up the seller-to-buyer ratio, which was 5.7 to 1 in the second quarter, compared to 4.8 to 1 in the second quarter of 2007. An indicator of the power relationship between sellers and buyers, this ratio, which has been gradually going back up since reaching a low point in 2004 (3.8), is above the 5 to 1 mark[4] for the fourth consecutive quarter. However, the market still favours sellers as the ratio remains below the balanced range.

Given the market forces at play, significant price hikes were still being registered. In the second quarter of 2008, the average price of single-family homes reached $132,465 in the Trois-Rivières CMA, up 8 per cent from the same period in 2007. It was central Trois-Rivières[5] that showed the greatest increase (10 per cent), with houses selling at an average price of $141,235. The outlying sector[6], for its part, reported a smaller increase (5 per cent), with homes selling for $116,385 on average.

Sales also increased in the agglomeration of Shawinigan[7] (9 per cent), as 114 homes changed owners in the last quarter. Prices of single-family houses also rose less significantly (3 per cent) and averaged $106,925.

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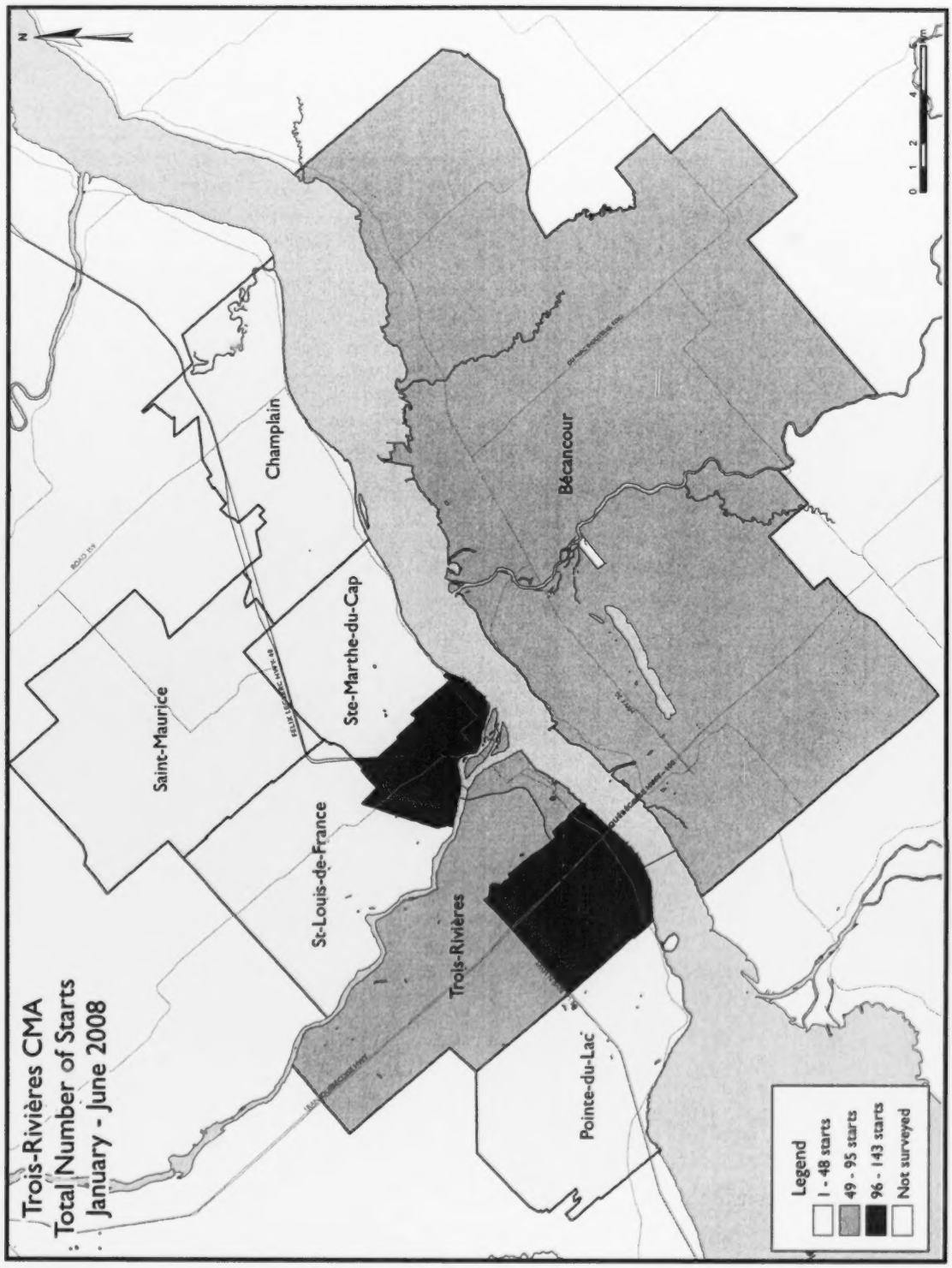
[4] The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured. A seller-to-buyer ratio below 5 to 1 reflects an overheating market, or an extreme seller's market.

[5] The central sector includes the municipalities of Trois-Rivières, Trois-Rivières-Ouest and Cap-de-la-Madeleine.

[6] The outlying sector is the municipalities of Sainte-Marthe-du-Cap, Saint-Louis-de-France, Pointe-du-Lac, Bécancour, Nicolet, Saint-Maurice and Champlain.

[7] The agglomeration of Shawinigan includes the municipalities of Shawinigan, Shawinigan-Sud and Grand-Mère.


Trois-Rivières CMA
Total Number of Starts
January - June 2008
Saint-Maurice
Champlain
Ste-Marthe-du-Cap
Bécancour
St-Louis-de-France
Trois-Rivières
Pointe-du-Lac
Legend
1 - 48 starts
49 - 95 starts
96 - 143 starts
Not surveyed
N
0 1 2 4 km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
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3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Trois-Rivières CMA
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2008	123	12	6	0	0	0	8	195	344
Q2 2007	153	40	40	0	0	0	0	107	340
% Change	-19.6	-70.0	-85.0	n/a	n/a	n/a	n/a	82.2	1.2
Year-to-date 2008	182	54	10	0	0	0	20	264	530
Year-to-date 2007	197	92	52	0	0	0	0	198	539
% Change	-7.6	-41.3	-80.8	n/a	n/a	n/a	n/a	33.3	-1.7
UNDER CONSTRUCTION									
Q2 2008	50	14	4	0	8	24	8	364	472
Q2 2007	55	46	42	0	0	0	0	182	325
% Change	-9.1	-69.6	-90.5	n/a	n/a	n/a	n/a	100.0	45.2
COMPLETIONS									
Q2 2008	128	26	16	0	8	0	12	97	287
Q2 2007	126	36	28	0	0	4	0	132	326
% Change	1.6	-27.8	-42.9	n/a	n/a	-100.0	n/a	-26.5	-12.0
Year-to-date 2008	180	58	32	0	8	0	12	122	412
Year-to-date 2007	177	50	30	0	0	16	0	140	413
% Change	1.7	16.0	6.7	n/a	n/a	-100.0	n/a	-12.9	-0.2
COMPLETED & NOT ABSORBED									
Q2 2008	16	25	7	0	7	8	10	49	122
Q2 2007	15	20	7	0	0	8	0	87	137
% Change	6.7	25.0	0.0	n/a	n/a	0.0	n/a	-43.7	-10.9
ABSORBED									
Q2 2008	132	31	14	0	5	3	5	108	298
Q2 2007	139	30	25	0	0	6	0	69	269
% Change	-5.0	3.3	-44.0	n/a	n/a	-50.0	n/a	56.5	10.8
Year-to-date 2008	186	47	20	0	5	7	5	150	420
Year-to-date 2007	184	45	26	0	0	17	0	92	364
% Change	1.1	4.4	-23.1	n/a	n/a	-58.8	n/a	63.0	15.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q2 2008	55	12	4	0	0	0	8	141	220
Q2 2007	81	38	24	0	0	0	0	107	250
Remainder of the CMA									
Q2 2008	68	0	2	0	0	0	0	54	124
Q2 2007	72	2	16	0	0	0	0	0	90
Trois-Rivières CMA									
Q2 2008	123	12	6	0	0	0	8	195	344
Q2 2007	153	40	40	0	0	0	0	107	340
UNDER CONSTRUCTION									
Centre									
Q2 2008	24	14	2	0	0	24	8	317	389
Q2 2007	37	40	26	0	0	0	0	174	277
Remainder of the CMA									
Q2 2008	26	0	2	0	8	0	0	47	83
Q2 2007	18	6	16	0	0	0	0	8	48
Trois-Rivières CMA									
Q2 2008	50	14	4	0	8	24	8	364	472
Q2 2007	55	46	42	0	0	0	0	182	325
COMPLETIONS									
Centre									
Q2 2008	57	26	4	0	0	0	0	63	150
Q2 2007	64	34	6	0	0	4	0	108	216
Remainder of the CMA									
Q2 2008	71	0	12	0	8	0	12	34	137
Q2 2007	62	2	22	0	0	0	0	24	110
Trois-Rivières CMA									
Q2 2008	128	26	16	0	8	0	12	97	287
Q2 2007	126	36	28	0	0	4	0	132	326

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q2 2008	7	23	7	0	0	8	0	32	77
Q2 2007	13	20	2	0	0	4	0	66	105
Remainder of the CMA									
Q2 2008	9	2	0	0	7	0	10	17	45
Q2 2007	2	0	5	0	0	4	0	21	32
Trois-Rivières CMA									
Q2 2008	16	25	7	0	7	8	10	49	122
Q2 2007	15	20	7	0	0	8	0	87	137
ABSORBED									
Centre									
Q2 2008	64	30	2	0	0	3	3	86	188
Q2 2007	75	28	7	0	0	6	0	66	182
Remainder of the CMA									
Q2 2008	68	1	12	0	5	0	2	22	110
Q2 2007	64	2	18	0	0	0	0	3	87
Trois-Rivières CMA									
Q2 2008	132	31	14	0	5	3	5	108	298
Q2 2007	139	30	25	0	0	6	0	69	269

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Trois-Rivières CMA 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	430	140	105	0	0	40	0	482	1,197
% Change	15.6	66.7	150.0	n/a	n/a	-21.6	n/a	3.0	17.7
2006	372	84	42	0	0	51	0	468	1,017
% Change	1.4	-19.2	**	n/a	n/a	n/a	n/a	6.6	10.7
2005	367	104	9	0	0	0	0	439	919
% Change	-4.4	-20.0	50.0	n/a	n/a	n/a	n/a	24.0	5.1
2004	384	130	6	0	0	0	0	354	874
% Change	11.0	38.3	-33.3	n/a	n/a	-100.0	n/a	96.7	37.6
2003	346	94	9	0	0	6	0	180	635
% Change	38.4	46.9	-10.0	n/a	n/a	0.0	n/a	-37.7	2.6
2002	250	64	10	0	0	6	0	289	619
% Change	11.6	10.3	25.0	n/a	n/a	n/a	n/a	**	91.0
2001	224	58	8	0	0	0	0	34	324
% Change	-0.4	-9.4	166.7	n/a	-100.0	n/a	n/a	-19.0	-3.9
2000	225	64	3	0	3	0	0	42	337
% Change	9.8	-25.6	-25.0	n/a	50.0	n/a	n/a	-49.4	-11.3
1999	205	86	4	0	2	0	0	83	380
% Change	-12.0	-31.7	-42.9	n/a	-50.0	-100.0	n/a	-61.8	-36.6
1998	233	126	7	0	4	12	0	217	599

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centre	55	81	12	38	12	24	141	107	220	250	-12.0
Trois-Rivières	20	28	6	18	0	0	31	77	57	123	-53.7
Trois-Rivières-Ouest	6	19	0	12	8	0	88	16	102	47	117.0
Cap-de-la-Madeleine	29	34	6	8	4	24	22	14	61	80	-23.8
Remainder of the CMA	68	72	0	2	0	14	56	2	124	90	37.8
Bécancour	21	21	0	2	0	0	36	0	57	23	147.8
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	15	23	0	0	0	14	8	2	23	39	-41.0
St-Louis-de-France	4	10	0	0	0	0	10	0	14	10	40.0
Sainte-Marthe-du-Cap	11	4	0	0	0	0	0	0	11	4	175.0
Saint-Maurice	16	14	0	0	0	0	2	0	18	14	28.6
Trois-Rivières CMA	123	153	12	40	12	38	197	109	344	340	1.2

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centre	85	105	54	88	12	28	191	186	342	407	-16.0
Trois-Rivières	26	44	32	56	0	0	31	81	89	181	-50.8
Trois-Rivières-Ouest	11	21	10	22	8	4	114	28	143	75	90.7
Cap-de-la-Madeleine	48	40	12	10	4	24	46	77	110	151	-27.2
Remainder of the CMA	97	92	0	4	16	22	75	14	188	132	42.4
Bécancour	29	31	0	2	12	8	36	8	77	49	57.1
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	27	28	0	2	0	14	16	2	43	46	-6.5
St-Louis-de-France	12	12	0	0	0	0	21	0	33	12	175.0
Sainte-Marthe-du-Cap	11	7	0	0	0	0	0	0	11	7	57.1
Saint-Maurice	17	14	0	0	4	0	2	4	23	18	27.8
Trois-Rivières CMA	182	197	54	92	28	50	266	200	530	539	-1.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centre	4	24	8	0	0	0	141	107
Trois-Rivières	0	0	0	0	0	0	31	77
Trois-Rivières-Ouest	0	0	8	0	0	0	88	16
Cap-de-la-Madeleine	4	24	0	0	0	0	22	14
Remainder of the CMA	0	14	0	0	2	2	54	0
Bécancour	0	0	0	0	0	0	36	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	14	0	0	0	2	8	0
St-Louis-de-France	0	0	0	0	0	0	10	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	4	38	8	0	2	2	195	107

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centre	4	28	8	0	0	0	191	186
Trois-Rivières	0	0	0	0	0	0	31	81
Trois-Rivières-Ouest	0	4	8	0	0	0	114	28
Cap-de-la-Madeleine	4	24	0	0	0	0	46	77
Remainder of the CMA	4	22	12	0	2	2	73	12
Bécancour	0	8	12	0	0	0	36	8
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	14	0	0	0	2	16	0
St-Louis-de-France	0	0	0	0	0	0	21	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	4	0	0	0	2	0	0	4
Trois-Rivières CMA	8	50	20	0	2	2	264	198

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centre	71	143	0	0	149	107	220	250
Trois-Rivières	26	46	0	0	31	77	57	123
Trois-Rivières-Ouest	6	31	0	0	96	16	102	47
Cap-de-la-Madeleine	39	66	0	0	22	14	61	80
Remainder of the CMA	70	90	0	0	54	0	124	90
Bécancour	21	23	0	0	36	0	57	23
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	15	39	0	0	8	0	23	39
St-Louis-de-France	4	10	0	0	10	0	14	10
Sainte-Marthe-du-Cap	11	4	0	0	0	0	11	4
Saint-Maurice	18	14	0	0	0	0	18	14
Trois-Rivières CMA	141	233	0	0	203	107	344	340

Table 2.5: Starts by Submarket and by Intended Market
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centre	143	221	0	0	199	186	342	407
Trois-Rivières	58	100	0	0	31	81	89	181
Trois-Rivières-Ouest	21	47	0	0	122	28	143	75
Cap-de-la-Madeleine	64	74	0	0	46	77	110	151
Remainder of the CMA	103	120	0	0	85	12	188	132
Bécancour	29	41	0	0	48	8	77	49
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	27	46	0	0	16	0	43	46
St-Louis-de-France	12	12	0	0	21	0	33	12
Sainte-Marthe-du-Cap	11	7	0	0	0	0	11	7
Saint-Maurice	23	14	0	0	0	4	23	18
Trois-Rivières CMA	246	341	0	0	284	198	530	539

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centre	57	64	26	34	4	4	63	114	150	216	-30.6
Trois-Rivières	25	27	18	24	0	0	35	88	78	139	-43.9
Trois-Rivières-Ouest	4	11	4	6	0	4	22	22	30	43	-30.2
Cap-de-la-Madeleine	28	26	4	4	4	0	6	4	42	34	23.5
Remainder of the CMA	71	62	0	2	32	22	34	24	137	110	24.5
Bécancour	15	20	0	0	20	22	16	0	51	42	21.4
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	19	19	0	0	8	0	12	0	39	19	105.3
St-Louis-de-France	6	8	0	2	0	0	6	0	12	10	20.0
Sainte-Marthe-du-Cap	14	3	0	0	0	0	0	24	14	27	-48.1
Saint-Maurice	16	12	0	0	4	0	0	0	20	12	66.7
Trois-Rivières CMA	128	126	26	36	36	26	97	138	287	326	-12.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centre	84	88	56	48	16	4	83	122	239	262	-8.8
Trois-Rivières	32	39	34	34	0	0	39	88	105	161	-34.8
Trois-Rivières-Ouest	10	17	12	10	0	4	22	30	44	61	-27.9
Cap-de-la-Madeleine	42	32	10	4	16	0	22	4	90	40	125.0
Remainder of the CMA	96	89	2	2	32	22	43	38	173	151	14.6
Bécancour	23	31	0	0	20	22	16	8	59	61	-3.3
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	29	29	0	0	8	0	16	0	53	29	82.8
St-Louis-de-France	11	10	0	2	0	0	11	2	22	14	57.1
Sainte-Marthe-du-Cap	14	6	0	0	0	0	0	24	14	30	-53.3
Saint-Maurice	18	13	2	0	4	0	0	4	24	17	41.2
Trois-Rivières CMA	180	177	58	50	48	26	126	160	412	413	-0.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centre	4	4	0	0	0	6	63	108
Trois-Rivières	0	0	0	0	0	0	35	88
Trois-Rivières-Ouest	0	4	0	0	0	6	22	16
Cap-de-la-Madeleine	4	0	0	0	0	0	6	4
Remainder of the CMA	20	22	12	0	0	0	34	24
Bécancour	8	22	12	0	0	0	16	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	8	0	0	0	0	0	12	0
St-Louis-de-France	0	0	0	0	0	0	6	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	24
Saint-Maurice	4	0	0	0	0	0	0	0
Trois-Rivières CMA	24	26	12	0	0	6	97	132

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centre	16	4	0	0	0	10	83	112
Trois-Rivières	0	0	0	0	0	0	39	88
Trois-Rivières-Ouest	0	4	0	0	0	10	22	20
Cap-de-la-Madeleine	16	0	0	0	0	0	22	4
Remainder of the CMA	20	22	12	0	4	10	39	28
Bécancour	8	22	12	0	0	8	16	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	8	0	0	0	4	0	12	0
St-Louis-de-France	0	0	0	0	0	2	11	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	24
Saint-Maurice	4	0	0	0	0	0	0	4
Trois-Rivières CMA	36	26	12	0	4	20	122	140

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market
Second Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centre	87	104	0	4	63	108	150	216
Trois-Rivières	43	51	0	0	35	88	78	139
Trois-Rivières-Ouest	8	23	0	4	22	16	30	43
Cap-de-la-Madeleine	36	30	0	0	6	4	42	34
Remainder of the CMA	83	86	8	0	46	24	137	110
Bécancour	23	42	0	0	28	0	51	42
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	19	19	8	0	12	0	39	19
St-Louis-de-France	6	10	0	0	6	0	12	10
Sainte-Marthe-du-Cap	14	3	0	0	0	24	14	27
Saint-Maurice	20	12	0	0	0	0	20	12
Trois-Rivières CMA	170	190	8	4	109	132	287	326

Table 3.5: Completions by Submarket and by Intended Market
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centre	156	142	0	8	83	112	239	262
Trois-Rivières	66	73	0	0	39	88	105	161
Trois-Rivières-Ouest	22	33	0	8	22	20	44	61
Cap-de-la-Madeleine	68	36	0	0	22	4	90	40
Remainder of the CMA	114	115	8	8	51	28	173	151
Bécancour	31	53	0	8	28	0	59	61
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	33	29	8	0	12	0	53	29
St-Louis-de-France	11	14	0	0	11	0	22	14
Sainte-Marthe-du-Cap	14	6	0	0	0	24	14	30
Saint-Maurice	24	13	0	0	0	4	24	17
Trois-Rivières CMA	270	257	8	16	134	140	412	413

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q2 2008	2	3.1	5	7.8	21	32.8	25	39.1	11	17.2	64	200,000	199,063
Q2 2007	9	12.0	7	9.3	28	37.3	23	30.7	8	10.7	75	180,000	189,267
Year-to-date 2008	2	2.2	7	7.6	29	31.5	39	42.4	15	16.3	92	200,000	203,370
Year-to-date 2007	10	10.8	11	11.8	32	34.4	29	31.2	11	11.8	93	190,000	190,914
Remainder of the CMA													
Q2 2008	7	10.3	14	20.6	25	36.8	14	20.6	8	11.8	68	165,000	178,529
Q2 2007	16	25.0	12	18.8	22	34.4	10	15.6	4	6.3	64	150,000	163,906
Year-to-date 2008	7	7.4	22	23.4	34	36.2	19	20.2	12	12.8	94	165,000	179,734
Year-to-date 2007	19	20.9	21	23.1	35	38.5	12	13.2	4	4.4	91	150,000	160,440
Trois-Rivières CMA													
Q2 2008	9	6.8	19	14.4	46	34.8	39	29.5	19	14.4	132	180,000	188,485
Q2 2007	25	18.0	19	13.7	50	36.0	33	23.7	12	8.6	139	165,000	177,590
Year-to-date 2008	9	4.8	29	15.6	63	33.9	58	31.2	27	14.5	186	180,000	191,425
Year-to-date 2007	29	15.8	32	17.4	67	36.4	41	22.3	15	8.2	184	165,000	175,842

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2008						
Submarket	Q2 2008	Q2 2007	% Change	YTD 2008	YTD 2007	% Change
Centre	199,063	189,267	5.2	203,370	190,914	6.5
Trois-Rivières	208,462	189,677	9.9	207,667	194,342	6.9
Trois-Rivières-Ouest	--	222,333	n/a	236,154	215,250	9.7
Cap-de-la-Madeleine	184,483	171,724	7.4	192,041	173,286	10.8
Remainder of the CMA	178,529	163,906	8.9	179,734	160,440	12.0
Bécancour	180,000	162,955	10.5	175,217	157,344	11.4
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	200,833	163,684	22.7	203,167	160,667	26.5
St-Louis-de-France	--	--	n/a	--	173,500	n/a
Sainte-Marthe-du-Cap	175,357	--	n/a	175,357	--	n/a
Saint-Maurice	151,563	157,917	-4.0	151,667	156,154	-2.9
Trois-Rivières CMA	188,485	177,590	6.1	191,425	175,842	8.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Trois-Rivières

	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]
Centre							
Q2 2008	201	23.3	224	34.1	141,235	10.0	5
Q2 2007	163	-7.9	167	-8.2	128,437	4.6	4
Trois-Rivières							
Q2 2008	64	20.8	78	23.8	144,489	10.2	5
Q2 2007	53	-20.9	63	-11.3	131,062	9.1	4
Trois-Rivières-Ouest							
Q2 2008	67	9.8	73	35.2	147,822	12.2	5
Q2 2007	61	17.3	54	-8.5	131,706	1.7	4
Cap-de-la-Madeleine							
Q2 2008	70	42.9	73	46.0	130,885	6.9	5
Q2 2007	49	-15.5	50	-3.8	122,408	2.5	4
Remainder of the CMA							
Q2 2008	99	2.1	221	30.0	116,385	4.8	7
Q2 2007	97	-14.2	170	5.6	111,055	8.8	6
Sainte-Marthe-du-Cap							
Q2 2008	9	-43.8	27	-20.0	146,690	20.1	6
Q2 2007	16	-15.8	18	-10.0	122,119	3.5	5
Saint-Louis-de-France							
Q2 2008	10	-16.7	24	14.3	119,314	-1.4	6
Q2 2007	12	-25.0	21	61.5	121,066	5.7	5
Pointe-du-Lac							
Q2 2008	21	0.0	40	73.9	130,216	3.8	7
Q2 2007	21	***	23	-14.8	125,401	1.8	5
Bécancour et Nicolet							
Q2 2008	42	27.3	97	26.0	101,562	6.8	9
Q2 2007	33	-38.9	77	14.9	95,117	5.2	8
Saint-Maurice et Champlain							
Q2 2008	17	13.3	33	6.5	106,451	1.4	6
Q2 2007	15	-6.3	31	-8.8	104,965	17.4	7
Trois-Rivières CMA							
Q2 2008	300	15.4	445	32.0	132,464	8.3	6
Q2 2007	260	-10.3	337	-1.8	122,295	6.7	5

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All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
*** Observed change greater than 100%
N/A: data not available when fewer than 8 sales are recorded during the quarter

[1]Source: Chambre immobilière de la Mauricie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Shawinigan

	Number of Sales*	Yr/Yr %	Number of Active Listings**	Yr/Yr %	Average Price ($) SA	Yr/Yr %	Sellers per Buyer
Shawinigan-Sud							
Q2 2008	34	13.3	80	77.8	113,878	5.8	7
Q2 2007	30	7.1	45	14.5	107,640	9.8	5
Shawinigan							
Q2 2008	41	7.9	74	29.8	106,354	0.6	6
Q2 2007	38	-9.5	57	-11.8	105,675	13.6	6
Grand-Mère							
Q2 2008	39	5.4	94	30.6	105,278	10.1	9
Q2 2007	37	-7.5	72	1.8	95,657	-11.8	7
Shawinigan CA							
Q2 2008	114	8.6	248	42.5	106,923	3.4	7
Q2 2007	105	-4.5	174	60.0	103,366	3.5	6

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All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
*** Observed change greater than 100%
N/A: data not available when fewer than 8 sales are recorded during the quarter

[1]Source: Chambre immobilière de la Mauricie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Second Quarter 2008

		Interest Rates			NHPI, Total, Trois-Rivières CMA 1997=100	CPI, 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	149.9	108.8	68.7	7.2	61.7	674
	February	679	6.50	6.65	151.7	109.6	69.3	8.1	62.8	666
	March	669	6.40	6.49	151.9	110.4	70.1	8.5	63.8	663
	April	678	6.60	6.64	151.9	110.6	70.1	8.7	64.0	663
	May	709	6.85	7.14	152.5	111.1	70.3	8.2	63.8	664
	June	715	7.05	7.24	152.7	110.7	70.3	7.6	63.2	658
	July	715	7.05	7.24	152.7	110.6	70.1	7.4	62.8	660
	August	715	7.05	7.24	154.3	110.1	70.3	8.0	63.3	658
	September	712	7.05	7.19	154.6	110.5	70.7	8.2	63.8	661
	October	728	7.25	7.44	154.7	110.5	72.3	7.3	64.7	660
	November	725	7.20	7.39	155.9	110.8	72.5	6.7	64.3	664
	December	734	7.35	7.54	155.9	111.1	72.1	7.0	64.2	663
2008	January	725	7.35	7.39	157.1	111.0	71.3	8.1	64.1	666
	February	718	7.25	7.29	158.6	111.4	71.7	8.5	64.8	664
	March	712	7.15	7.19	158.5	111.7	71.2	9.3	64.8	659
	April	700	6.95	6.99	158.6	112.4	71.1	9.3	64.7	654
	May	679	6.15	6.65	161.0	113.6	70.7	9.5	64.3	655
	June	710	6.95	7.15		114.1	71.2	8.6	64.2	663
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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